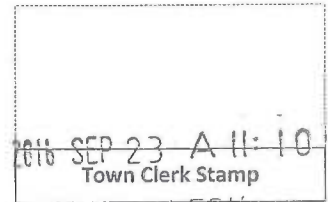


Framingham Planning Board

Memorial Building • Room 205 • 150 Concord Street
Framingham, MA 01702-8373
(508) 532-5450 • planning.board@framinghamma.gov



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Planning Board Members

Christine Long, Chair
Lewis Colten, Vice Chair
Victor Ortiz, Clerk
Thomas F. Mahoney
Stephanie Mercandetti

Planning Board Staff:

Amanda L. Loomis, AICP, Planning Board Administrator
Raphaella Morais-Peroba, Community Outreach Coordinator

TOWN OF FRAMINGHAM - PLANNING BOARD

Notice of Decision

**Regarding the Applications of Knox Trail Council Boy Scouts of America
for the Properties located at
1300 Edgell Road, Framingham, MA**

On August 15, 2016, the Knox Trail Council Boy Scouts of America, filed with the Planning Board, and on August 15, 2016, the Planning Board filed with the Town Clerk, for Minor Site Plan Review under Dover Amendment Uses, M.G.L. Ch. 40A, Section 3; a Public Way Access Permit; and a Scenic Roadway Modification Permit to construct a new training and service center, which will include two new buildings, off-street parking, stormwater management, and other associated site improvements. The property is located at 1300 Edgell Road, zoned as Single Family Residential (R-4), and the Framingham Assessor's Parcel ID is 008-11-7059-000.

After the notice of the public hearing was published in "The MetroWest Daily News" on August 18, 2016 and August 25, 2016 and mailed to parties of interest pursuant to the Framingham Zoning By-Law and M.G.L. Chapter 40A, the Planning Board opened the public hearing on September 1, 2016 at 7:00 pm in the Blumer Room, Memorial Building, Framingham. Continued public hearings were held on September 14, 2016 and September 22, 2016.

On September 22, 2016 the Planning Board **APPROVED** the applications Minor Site Plan Review under Dover Amendment Uses, M.G.L. Ch. 40A, Section 3; a Public Way Access Permit; and a Scenic Roadway Modification Permit for the property located at 1300 Edgell Road and a **DECISION** was filed in the office of the Town Clerk on September 23, 2016.

Christine Long, Chair
FRAMINGHAM PLANNING BOARD

Any appeal from the Decision shall be made pursuant to G.L. Ch. 40A, Sec. 17 and must be filed within twenty (20) days after the date of filing of the Decision in the office of the Town Clerk.

Framingham Planning Board

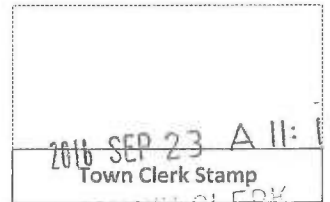
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TOWN OF FRAMINGHAM - PLANNING BOARD

Notice of Decision

**Regarding the Applications of Knox Trail Council Boy Scouts of America
for the Properties located at
1300 Edgell Road, Framingham, MA**

Notice is hereby given in accordance with M.G.L. c. 40A, Section 15 that in the applications of Knox Trail Council Boy Scouts of America for Minor Site Plan Review under Dover Amendment Uses, M.G.L. Ch. 40A, Section 3; a Public Way Access Permit; and a Scenic Roadway Modification Permit to construct a new training and service center, which will include two new buildings, off-street parking, stormwater management, and other associated site improvements. The property is located at 1300 Edgell Road. The opening public hearing was held on September 1, 2016, notice of the opening public hearing was published in "The MetroWest Daily News" on August 18, 2016 and August 25, 2016. Continued public hearings were held on September 14, 2016 and September 22, 2016. The Planning Board APPROVED said applications on September 22, 2016 and the decision was filed in the Office of the Town Clerk on September 23, 2016. For additional information please see the Planning Board's webpage at www.framinghamma.gov.

Christine Long, Chair

FRAMINGHAM PLANNING BOARD

Any appeal from the Decision shall be made pursuant to G.L. Ch. 40A, Sec. 17 and must be filed within twenty (20) days after the date of filing of the Decision in the office of the Town Clerk.

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Planning Board Members:

Christine Long, Chair
Lewis Colten, Vice Chair
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DECISION OF THE FRAMINGHAM PLANNING BOARD ON THE APPLICATION OF KNOX TRAIL COUNCIL BOY SCOUTS OF AMERICA FOR THE PROPERTIES LOCATED AT 1300 EDGELL ROAD

DECISION DATED SEPTEMBER 22, 2016

THIS DECISION WAS GRANTED UNDER THE OCTOBER 2015 (APRIL 2016 PENDING ATTORNEY GENERAL APPROVAL)

FRAMINGHAM ZONING BY-LAW

General Property Information

Project Number: PB-029-16
Property Address: 1300 Edgell Road
Assessor's Information: 008-11-7059-000
Zoning District: Single Family Residential (R-4)

Application Information

Application(s): Limited Minor Site Plan Review, Public Way Access Permit, Scenic Roadway Modification Permit
Sections of the Framingham Zoning By-Law under review: Minor Site Plan Review, Section VI.F.2.a
Sections of the Framingham General By-Laws under review: Public Way Access Permit, Article VI, Section 8 and Scenic Roadway Modification Permit, Article VI, Section 10.
Date application(s) were filed with the Planning Board: August 15, 2016
Date application(s) were filed with the Town Clerk: August 15, 2016

General Project Contact Information

Applicant Name: Knox Trail Council Boy Scouts of America
Applicant Address: 490 Union Avenue, Framingham, MA 01702
Project Contact Name: Attorney James Hanrahan, Bowditch & Dewey
Engineer Name: Lawrence Green
Engineer Company: Waterman Design Associates, Inc.

Legal Ad & Public Hearing Information

MetroWest Daily News Run dates of the Legal Ad: (14 days prior) August 18, 2016 and (7 days prior) August 25, 2016
Date of abutter/7 Abutting municipality/parties of interest mailing: August 15, 2016
Date of opening public hearing: September 1, 2016
Date(s) of continued public hearings: September 14, 2016 and September 22, 2016
Applicant's Representatives in attendance at the Public Hearing(s): Attorney James Hanrahan, Bowditch & Dewey; Attorney Gemma Ypparila; Lawrence Greene, Waterman Design Associates, Inc.; Hank Rauch, Knox Trail Council; and Craig McKenna, Knox Trail Council.
Planning Board members in attendance at the public hearing(s): Christine Long, Chair; Lewis Colten, Vice-Chair; Victor Ortiz, Clerk; Thomas Mahoney; and Stephanie Mercandetti

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Framingham Planning Board

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Planning Board Members:

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DECISION OF THE FRAMINGHAM PLANNING BOARD ON THE APPLICATION OF KNOX TRAIL COUNCIL BOY SCOUTS OF AMERICA FOR THE PROPERTIES LOCATED AT 1300 EDGELL ROAD

DECISION DATED SEPTEMBER 22, 2016

THIS DECISION WAS GRANTED UNDER THE OCTOBER 2015 (APRIL 2016 PENDING ATTORNEY GENERAL APPROVAL)

FRAMINGHAM ZONING BY-LAW

General Property Information

Project Number: PB-029-16

Property Address: 1300 Edgell Road

Assessor's Information: 008-11-7059-000

Zoning District: Single Family Residential (R-4)

Application Information

Application(s): Limited Minor Site Plan Review, Public Way Access Permit, Scenic Roadway Modification Permit

Sections of the Framingham Zoning By-Law under review: Minor Site Plan Review, Section VI.F.2.a

Sections of the Framingham General By-Laws under review: Public Way Access Permit, Article VI, Section 8 and Scenic Roadway Modification Permit, Article VI, Section 10.

Date application(s) were filed with the Planning Board: August 15, 2016

Date application(s) were filed with the Town Clerk: August 15, 2016

General Project Contact Information

Applicant Name: Knox Trail Council Boy Scouts of America

Applicant Address: 490 Union Avenue, Framingham, MA 01702

Project Contact Name: Attorney James Hanrahan, Bowditch & Dewey

Engineer Name: Lawrence Green

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Applicant's Representatives in attendance at the Public Hearing(s): Attorney James Hanrahan, Bowditch & Dewey; Attorney Gemma Ypparila; Lawrence Greene, Waterman Design Associates, Inc.; Hank Rauch, Knox Trail Council; and Craig McKenna, Knox Trail Council.

Planning Board members in attendance at the public hearing(s): Christine Long, Chair; Lewis Colten, Vice-Chair; Victor Ortiz, Clerk; Thomas Mahoney; and Stephanie Mercandetti

Planning Board Approval Information

Date of Plan Approved by the Planning Board: July 15, 2016, revised on September 6, 2016 and September 19, 2016

PROJECT DESCRIPTION

The Project at 1300 Edgell Road is a protected use, classified as a Dover Amendment Use¹. A Project classified as a Dover Amendment Use is reviewed under the Framingham Zoning By-Law with specific review standards set forth in The Planning Board's Administrative Rules and Regulations, Article 20: Regulations Governing Applications for Site Plan Review for Dover Amendment Uses. The Planning Board adopted Article 20 to assist in the review of Dover Amendment Uses since such applications are considered protected uses and are therefore partially exempt from the Framingham Zoning By-Laws under M.G.L. c. 40A Section 3.

The Applicant proposes to add two new buildings, a 6,053sf training center and a 5,702sf service center. The project will further include the construction of 51 off-street parking spaces in addition to landscaping, lighting, and stormwater management relative to the off-street parking lot.

TECHNICAL REVIEW TEAM MEETING

On August 24, 2016, the Technical Review Team (TRT) reviewed the project at 1300 Edgell Road. A summary of the Technical Review Team meeting can be found in the electronic file and the hard copy paper file for the project.

Technical Review Team Members Present: Sam Scoppettone, Community & Economic Development; Marianne Iarossi, Community & Economic Development; Mark Dempsey, Department of Inspectional Services; Joseph Mazzola, Fire Department; Will Nasser, Assessing Department; Michael Blanchard, Board of Health Department; Tam Nguyen, Department of Public Works; Mark Leporati, Fire Department; Chris Canney, Department of Inspectional Services; and Amanda Loomis, Planning Board Administrator.

Present for the Applicant: Attorney Gemma Ypparila, Bowditch & Dewey; Lawrence Greene, Waterman Design Associates, Craig McKenna, Knox Trail Council.

HEARING

The Framingham Planning Board held a total of three public hearings during the review of the Project located at 1300 Edgell Road. Framingham Planning Board Members present during the public hearings held for the Project were Christine Long, Chair; Lewis Colten, Vice-chair; Victor Ortiz, Clerk; Thomas Mahoney; and Stephanie Mercandetti. During the course of the public hearings, the following individuals appeared on behalf of the Applicant: Attorney James Hanrahan, Bowditch & Dewey;

¹ No zoning ordinance or by-law shall...prohibit, regulate or restrict the use of land or structures for religious uses or for educational purposes...provided, however, that such land or structure may be subject to reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements – MGL Chapter 40A, Section 3 cited in the Planning Board Rules and Regulations, Article 20: Regulations Governing Applications for Site Plan Review for Dover Amendment Uses, October 25, 2015

Attorney Gemma Ypparila, Bowditch & Dewey; Lawrence Greene, Waterman Design Associates, Inc.; and Hank Rauch, Knox Trail Council.

Summary of Meeting Minutes

During the public hearing process Attorney Gemma Ypparila and Attorney James Hanrahan presented the project details to the Planning Board. The Planning Board requested clarification relative to the September 14, 2016 Conservation Commission letter indicating a conservation restriction across the frontage of the 1300 Edgell Road property. Attorney Hanrahan addressed the statements made in the Conservation Commission letter. The Planning Board requested additional information and/or clarification regarding the following items:

- Stephanie Mercandetti requested clarification regarding her questions from the September 1, 2016 public hearing regarding fire access. Attorney Hanrahan stated that the questions regarding fire access have been addressed and are reflected in the revised plan set.
- Victor Ortiz requested clarification as to the location of the handicap off-street parking spaces. Mr. Ortiz further questioned the applicant about the access driveway and if the access driveway was a one or two way drive aisle. Mr. Ortiz questioned if there was circulation from the Sudbury property through the Framingham property.
- Lewis Colten questioned that the Applicant identify the project architect stating his concern regarding the use of an out-of-state architect. Mr. Colten further stated that he felt that the parking lot lighting plan must provide a minimum of 1.5 lumens.

During the course of the public hearing process, the Planning Board took under advisement all information received from members of the public that provided input during the review of this Project. The Planning Board arrived at this Decision based on the Framingham Zoning By-law, information submitted by the Applicant, comments from town boards and officials and members of the public. Findings made from the application and public hearing process resulted in the development of the conditions contained within this Decision.

FINDINGS

Having reviewed the application, including all plans and reports filed by the Applicant and its representatives, having considered the correspondence from the Conservation Commission, Department of Public Works, Framingham Fire Department, Department of Inspectional Services (Building & Wire), Framingham Police Department within the Town of Framingham that have reviewed the Project, having considered testimony from members of the public, and having viewed the site, the Planning Board determines that the Application complies with all applicable provisions of the Framingham Zoning By-Law, including the requirements of Sections VI.F. of the Framingham Zoning By-Law to the extent required for a Dover Amendment Use under Article 20: Regulations Governing Applications for minor site plan review for Dover Amendment Uses. The Applicant also applied for a Public Way Access Permit, Article VI, Section 8 of the Framingham General By-Laws. Specifically, the Planning Board makes the following findings:

1. Section VI.F.6.a Retain Community Character

According to the Dover Amendment, M.G.L. c. 40A Section 3 and the Planning Board Rules and Regulations Article 20.3.3 the Applicant is not required to comply with the following provisions:

- 1.1 “Retain Community Character” as referenced in the Framingham Zoning By-Law Section VI.F.6.a.
- 1.2 In accordance with Article 20.3.3 of the Planning Board Rules and Regulations the applicant is not required to address the Traffic Impact Standards, the Environmental Impact Standards, the Fiscal Impact Standards, the Community Impact Standards, Health, Public services and utilities, Land use planning, under Section VI.F of the Framingham Zoning By-Law.

2. Section IV.F.6.b. Traffic, parking, and public access

According to the Dover Amendment, M.G.L. c. 40A, Section 3 and the Planning Board Rules and Regulations Article 20.3.3.9 the Applicant is not required to comply with the provisions relative to the “Traffic” portion of Section VI.F.6.b of the Framingham Zoning By-Law. In accordance with Article 20.3.3 of the Planning Board Rules and Regulations the applicant is not required to address the Traffic Impact Standards, the Environmental Impact Standards, the Fiscal Impact Standards, the Community Impact Standards, Health, Public services and utilities, Land use planning, under Section VI.F of the Framingham Zoning By-Law.

2.1 Parking

- 2.1.1 The Off-street Parking Use category is unclear as to which category applies to the proposed uses. The most closely related Principle Use can be found under Section IV.B.1.a.13. Church, library, Museum, Cultural and Educational Centers and similar place of assembly. This type of use requires 1 off-street parking space per 8 occupants, plus 1 off-street parking space per 2 employees. The proposed uses allow for 175 occupants (22 off-street parking spaces) plus 10 employees (5 off-street parking spaces).
- 2.1.2 The Project is designed with 51 off-street parking spaces which exceeds the 27 required off-street parking spaces.
- 2.1.3 The Framingham Zoning By-Law allows projects that serve children under the legal driving age to reduce the off-street parking space requirement by half.
- 2.1.4 The on-site parking spaces shall be constructed at the standard 9’ x 18’ space. The Project also includes three handicap parking spaces. The drive aisles and the drive aisles throughout the site are consistently 24’ wide with the exception of the access drive that runs along the easterly side of the proposed Service Center.
- 2.1.5 The site has been designed to ensure that the queuing and/or overflow parking does not occur on Edgell Road. If it becomes apparent that there is insufficient off-street parking on 1300 Edgell Road property, which is either reported to the Police Department and/or the Applicant monitoring such overflow, then the Applicant shall be required to provide overflow parking at an alternative location and provide shuttle services if warranted.

2.2 Sidewalks

- 2.2.1 The Project includes interior sidewalks/walkways which shall be constructed between 5’ to 6’ in width to comply with the Town of Framingham’s Zoning By-Laws.

- 2.2.2 The Project provides bicycle racks on-site to encourage an alternative mode of transportation to and from the site.
- 2.2.3 Since the property is located within close proximity to Nobscot Village Center, the Applicant shall work cooperatively with the Town to provide land area for the future installation of Town sidewalks to promote safe walkability between the Project site and Nobscot Village Center for all potential users.

2.3 Stop Sign

- 2.3.1 A stop sign is required to be placed on the site where the access way intersects Edgell Road to ensure that vehicles exiting the site stop and look before entering the roadway, requiring drivers to be aware of pedestrians and bicyclist within the area.

3. Section VI.F.6.c. Environmental Impact

According to the Dover Amendment, M.G.L. c. 40A Section 3 and the Planning Board Rules and Regulations Article 20.3.3.5 the Applicant is not required to comply with the following provisions:

- 3.1 “Environmental Impact” as referenced in the Framingham Zoning By-Law Section VI.F.6.c
- 3.2 In accordance with Article 20.3.3 of the Planning Board Rules and Regulations the applicant is not required to address the Traffic Impact Standards, the Environmental Impact Standards, the Fiscal Impact Standards, the Community Impact Standards, Health, Public services and utilities, Land use planning, under Section VI.F of the Framingham Zoning By-Law.

4. Section VI.F.6.d. Health

According to the Dover Amendment, M.G.L. c. 40A Section 3 and the Planning Board Rules and Regulations Article 20.3.3.6 the Applicant is not required to comply with the following provisions:

- 4.1 “Health” as referenced in the Framingham Zoning By-Law Section VI.F.6.d
- 4.2 In accordance with Article 20.3.3 of the Planning Board Rules and Regulations the applicant is not required to address the Traffic Impact Standards, the Environmental Impact Standards, the Fiscal Impact Standards, the Community Impact Standards, Health, Public services and utilities, Land use planning, under Section VI.F of the Framingham Zoning By-Law.

5. Section VI.F.6.e. Public Services and Utilities

According to the Dover Amendment, M.G.L. c. 40A Section 3 and the Planning Board Rules and Regulations Article 20.3.3.7 the Applicant is not required to comply with the following provisions:

- 5.1 “Public Services and Utilities” as referenced in the Framingham Zoning By-Law Section VI.F.6.e
- 5.2 In accordance with Article 20.3.3 of the Planning Board Rules and Regulations the applicant is not required to address the Traffic Impact Standards, the Environmental Impact Standards, the Fiscal Impact Standards, the Community Impact Standards, Health, Public

services and utilities, Land use planning, under Section VI.F of the Framingham Zoning By-Law.

6. Section VI.F.6.f Land Use Planning

According to the Dover Amendment, M.G.L. c. 40A Section 3 and the Planning Board Rules and Regulations Article 20.3.3.8 the Applicant is not required to comply with the following provisions:

- 6.1 "Land Use Planning" as referenced in the Framingham Zoning By-Law Section VI.F.6.f
- 6.2 In accordance with Article 20.3.3 of the Planning Board Rules and Regulations the applicant is not required to address the Traffic Impact Standards, the Environmental Impact Standards, the Fiscal Impact Standards, the Community Impact Standards, Health, Public services and utilities, Land use planning, under Section VI.F of the Framingham Zoning By-Law.

7. Public Way Access Permit, Article VI, Section 8 of the Framingham General By-Laws

- 7.1 The Applicant proposed to construct a 24' wide access drive from Edgell Road.
- 7.2 The Applicant shall maintain existing vegetation along Edgell Road to the greatest extent feasible. Additionally, the Applicant agrees to install a mixture of conifers and deciduous trees and shrubs along the frontage of Edgell Road.
- 7.3 This portion of Edgell Road is straight with no blind corners, intersections, or topographical features creating illusory access or impaired lines of sight.
- 7.4 Based on the findings as shown in the submitted documentation and as presented during the public hearing process, it can be concluded that the proposed access driveway is not illusory nor will a hazardous condition be created by its proposed placement. Therefore, the Planning Board finds that the Project as proposed complies with the requirements of Article VI., Section 8 of the Framingham General By-Laws.

8. Scenic Roadway Modification, Article VI, Section 10 of the Framingham General By-Laws

- 8.1 The property at 1300 Edgell Road is located on a designated scenic roadway.
- 8.2 The property frontage does not contain any stone walls or historic features.
- 8.3 The property is heavily vegetated and will require the Applicant to minimally impact the Edgell Road frontage.
- 8.4 Based on the findings as shown in the submitted documentation and presented during the public hearing process it can be concluded that the Project does provide safe access through a 24' driveway. Therefore, the Planning Board finds that the Project as proposed complies with the requirements of Article VI, Section 10 of the Framingham General By-Laws.

CONDITIONS OF APPROVAL

The Planning Board finds that the Application and Plans submitted by the Applicant comply with all applicable provisions of the Town's By-Laws, relevant to this review. Accordingly, the Planning Board votes are pursuant to relevant provisions of the Town's By-Laws that include Minor Site Plan Review (Sections VI.F) pursuant to the Framingham Zoning By-Laws to the extent required for a Dover Amendment Use under Article 20: Regulations Governing Applications for minor site plan review for Dover Amendment Uses and Public Way Access Permit (Article VI, Section 8) and Scenic Roadway Modification (Article VI, Section 10) pursuant to the Framingham General By-Laws to approve the project as modified during the public hearing process. Said approval from the Planning Board is subject to the following conditions:

General Provisions

1. Prior to the commencement of authorized site activity, the Applicant and the general contractor shall meet with Planning Board Administrator, Building Commissioner, and the Town Engineer to review this approval.
2. Prior to the commencement of authorized site activity, the Planning Board Office shall be given not less than a 48-hour written notice. If activity on the Property ceases for longer than 30 days, not less than a 48-hour written notice shall be given to the Planning Board Office prior to restarting work.
3. Prior to the commencement of authorized site activity, the Applicant shall provide to the Planning Board Office the name, address and emergency contact telephone number of the individual or individuals who shall be responsible for all activities on site and who can be reached 24 hours a day, seven days a week.
4. A copy of this Decision shall be kept on the Property.
5. Prior to the issuance of any Building Department permit, an electronic copy of the approved Site Plan shall be provided to the Planning Board Office for distribution to Town Departments, in order to be reviewed for compliance with this Decision. The Site Plan shall be revised if necessary to reflect the conditions of this Decision. In the event of a discrepancy between the Decision and the Site Plan, the Decision shall take precedence.
6. No material corrections, additions, substitutions, alterations, or any changes shall be made in any plans, proposals, and supporting documents approved and endorsed by the Planning Board without the written approval of the Planning Board. Any request for a material modification of this approval shall be made in writing to the Planning Board for review and approval by the Planning Board or the Planning Board's Administrator and shall include a description of the proposed modification, reasons the modification is necessary, and any supporting documentation.
7. Following notice to the project manager for the Project, members or agents of the Planning Board shall have the right to enter the Site and to gather all information, measurements, photographs and/or other materials needed to ensure compliance with this approval. Members or agents of the Planning Board entering onto the Site for these purposes shall comply with all safety rules, regulations, and directives of the Applicant and the Applicant's contractors.

8. The Applicant shall record this Decision with exhibit(s) at the Middlesex South Registry of Deeds prior to the issuance of a building permit, after the required appeal period has lapsed in accordance with M.G.L., c. 40A, Section 17. The Applicant will submit proof of recording to the Planning Board. Failure to record the decision or comply with the conditions of approval herein shall render this Decision null and void.
9. This approval for a Minor Site Plan Review, Public Way Access Permit, Scenic Roadway Modification shall lapse within two years from the date the Decision is recorded at the Middlesex South Registry of Deeds, not including such time required to pursue or await the determination of an appeal from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause as determined by the Planning Board.
10. The failure to comply with the Framingham Zoning By-Laws, Framingham General By-Laws, and/or the terms of this Decision may result in revocation of the permit for Minor Site Plan Review, Public Way Access Permit, and a Scenic Roadway Modification Permit issued hereunder. The Planning Board shall by first class mail send the owner written notification of any failure to comply with the Framingham Zoning By-Law Law to the extent required for a Dover Amendment Use under Article 20: Regulations Governing Applications for minor site plan review for Dover Amendment Uses, Framingham General By-Laws, the Planning Board Rules & Regulations, and/or the terms of this Decision. If the owner believes that it is not in violation, it may request and will be granted an opportunity to attend a Planning Board meeting to try to resolve the alleged violation. If within 30 days from the date of mailing of said notice, the owner has not resolved the matter with the Planning Board, or remedied the alleged violation, it shall be grounds for revocation of the approvals issued hereunder. At the expiration of the 30 day period, the Planning Board after a duly noticed public hearing, including notice to the owner by first class mail, may revoke the approvals issued hereunder if it finds by a four-fifths vote that there has been a violation of the By-law and/or the terms of this Decision and that the owner has failed to remedy it; alternatively, the Planning Board may continue the public hearing, or by a four-fifth vote extend the time period in which the violation may be corrected.

Site Construction

11. The Applicant shall perform daily cleanup of construction debris, including soil, on Town streets within 200 yards from the entrance of the site driveways, caused by the site construction.
12. Outside construction hours are limited to 7:00 AM - 5:30 PM Monday through Friday and 8:00 AM - 4:00 PM on Saturday. Absent emergency conditions, no construction is permitted on Sunday or holidays. No equipment on-site shall be started and allowed to warm up prior the start of the allowed construction hours. No vehicles are to arrive at the construction site before the designated construction hours, which includes no vehicle parking, standing or idling on adjacent public streets.
13. Any work within the public right of way shall be required to have a police detail during the duration of said work for the purpose of public safety.
14. In the event of blasting or compaction during the construction phase, the Developer's Blasting Operator shall provide no less than ten days' advance notice of the commencement of blasting operations by certified mail to those property owners entitled to a pre-blast inspection pursuant to Massachusetts Comprehensive Fire Code: 527 CMR 1.00 et seq.

- a. Copies of said mailing shall be furnished to the Planning Board and the Framingham Fire Department.
 - b. Copies of the blasting monitoring reports, noting any vibrations in excess of that allowable by regulation, shall be mailed to the above-referenced property owners, Planning Board and the Framingham Fire Department at the termination of blasting operations.
 - c. The Blasting Operator shall provide notice to the Planning Board and the Framingham Fire Department of any reported damage to real property.
15. The Developer's Blasting Operator shall post a Blasting and/or Compaction Notice Sign in a conspicuous location along the roadway to inform the public of the proposed blasting for the property. Applicant shall notify all abutting residents of such blasting and/or compacting event at the time said notice is posted in a conspicuous location.
16. Said Blasting Notice Sign shall be posted at least ten days prior to any blasting on-site and abutters notified by mail within 500' of the property. The Developer's Blasting Operator shall encourage the abutting properties within 500' of the property boundaries to have their homes inspected prior to the commencement of blasting and/or compaction. Such reports shall be provided to the Developer's Blasting Operator prior to the commencement of blasting.

Environment

17. The stormwater drainage system for the Project shall be in accordance with the Massachusetts Department of Environmental Protection Stormwater Policy relating to water quality and flood control using Best Management Practices as the standard of performance.
18. All stormwater and erosion control management shall be checked prior to the start and finish of each work day.
19. The Applicant shall check all stormwater features prior to and at the end of each construction day. A multiple day storm event occurs, the project manager shall check on the stormwater features to ensure they are functioning properly and have not exceeded their capacity. Any repairs or adjustments or deficiencies shall be made immediately.
20. The Applicant shall provide appropriate erosion control methods such as silt fences and straw wattles around the stock piles in case of a storm event, in addition to the temporary dust control requirements.
21. The Applicant shall provide straw wattles and other erosion control methods at the base of the driveway during off-construction hours to prevent runoff and erosion from getting onto the public way.

Snow Storage and Sidewalk/Walkway

22. Snow storage shall not obstruct sight lines to preserve public safety and Applicant must remove excess snow from the site as may be necessary within forty-eight hours after the snow fall ends in order to preserve public safety.
23. Bicycle racks and sidewalk amenities shall be installed in locations which shall not to restrict or limit movements for all users throughout the site.

24. The sidewalk and walkways shall be cleared of snow, leaves, and other litter throughout the year. In the event of snow, the sidewalks and walkways shall be cleared within 48 hours of a snow event. Snow shall not be stored on or impede access/use of sidewalks and walkways.
25. Sidewalks throughout the site shall be constructed to be accessible by all pedestrian users.

Framingham Department Review

26. The Applicant shall comply with all directives requested in the correspondence from the Fire Department dated September 1, 2016.
27. The Applicant shall comply with the letter of comment provided by the Department of Public Works, RE: BSA Training and Service Center – 1300 Edgell Road, Framingham, dated September 19, 2016.

Special Provisions/Periodic Conformance Reporting and Review

28. The Applicant shall provide the following performance guarantees for the Project:
 - a. Prior to the issuance of any final use and occupancy permit, the Applicant shall post a performance guarantee satisfactory to the Planning Board for all improvements including landscaping, which are incomplete or not constructed, in an amount not to exceed the cost of such improvements.
 - b. Upon completion of the project and prior to the request for a final use and occupancy permit, the Applicant shall provide the Planning Board with "As Built Plans" which shall be reviewed by the Planning Board Administrator, for certification that the landscaping has been planted substantially in accordance with the approved Landscape Plan, at which time a Landscape Maintenance Bond shall be required.
29. Prior to the issuance of a final use and occupancy permit, the Applicant shall submit an as-built plan stamped by a Professional Engineer registered in the Commonwealth of Massachusetts certifying that all improvements are completed in accordance with the approved Site Plan in a form acceptable to the Town of Framingham, Department of Public Work's Engineering & Transportation Division (DPW). The as-built plan shall be submitted in both hard copy and electronic formats (PDF and AutoCAD). The AutoCAD file must conform to the current form of the Mass GIS Standard for Digital Plan Submission to Municipalities or other standard requested by the Town of Framingham DPW. The plan shall include, but not be limited to, site utility improvements and tie-in dimensions to all pipes and connection points. The as-built information shall be delivered to DPW a minimum of 5 business days in advance of the Applicant seeking a final certificate of occupancy sign-off to allow time for DPW review and approval of submitted information. The Applicant shall also submit a statement certifying that all conditions of approval of this decision have been met and site improvements are complete.
30. The Applicant shall maintain the height of all plantings and/or physical landscape features located within the driveway sight lines to two feet or less above the adjacent roadway grade.
31. The Applicant shall ensure that the stop sign at the intersection of the driveway and Edgell Road is in good condition, and shall further ensure it remains free of visual obstructions, during all seasons of the year. An additional stop sign shall be installed at intersection of the crosswalk

in front of the Know Trail Service Center from the 12' wide paved drive looking towards the parking field.

VOTES

The Planning Board voted five in favor, zero opposed, and zero in abstention to grant the approval for Minor Site Plan Review pursuant to Section VI.F.2.a of the Framingham Zoning By-Law, Article 20: Regulations Governing Applications for Site Plan Review for Dover Amendment Uses of the Planning Board Rules and Regulations, and M.G.L. c. 40A, Section 3 for the purposes constructing a Knox Trail Training Center (6,058st) and a Knox Trail Service Center (5,701sf), along with off-street parking, stormwater improvements, landscaping, and other site improvements, for the property located at 1300 Edgell Road, zoned Single Family Residential (R-4).

Minor Site Plan Review, Section VI.F.2.a of the Framingham Zoning By-Law, Article 20 of the Planning Board Rules and Regulations, and M.G.L. c. 40A, Section 3

Christine Long.....yes
Lewis Colten.....yes
Victor Ortiz.....yes
Thomas Mahoney.....yes
Stephanie Mercandetti.....yes

The Planning Board voted five in favor, zero opposed, and zero in abstention to grant approval for a Public Way Access Permit pursuant to Article VI., Section 8 of the Framingham General By-Laws for the creation of a curb cut for the property located at 1300 Edgell Road, zoned Single Family Residential (R-4).

Public Way Access Permit, Article VI, Section 8 of the Framingham General By-Laws

Christine Long.....yes
Lewis Colten.....yes
Victor Ortiz.....yes
Thomas Mahoney.....yes
Stephanie Mercandetti.....yes

The Planning Board voted five in favor, zero opposed, and zero in abstention to grant approval for a Scenic Roadway Modification Permit pursuant to Article VI., Section 10 of the Framingham General By-Laws for the creation of a curb cut for the property located at 1300 Edgell Road, zoned Single Family Residential (R-4).

Scenic Roadway Modification Permit, Article VI, Section 10 of the Framingham General By-Laws

Christine Long.....yes
Lewis Colten.....yes
Victor Ortiz.....yes
Thomas Mahoney.....yes
Stephanie Mercandetti.....yes

By: _____

Christine Long, Chair, Framingham Planning Board

Date of Signature: September 22, 2016

EXHIBITS

Not attached unless indicated

The Applicant has filed with the Planning Board various plans and reports required under the requirements of the Framingham Zoning By-Laws and Framingham General By-Laws. During the review process, the Applicant and its professional consultants also submitted revisions to plans in response to requests by the Planning Board and by the various Town Departments that reviewed the Project. All of these plans, reports and correspondence are contained in the Planning Board's files and are hereby incorporated into this Decision by reference.

1. Form A – Application Cover Letter, Property Address: 82 Edmands Road and 874 (Rear) Edgell Road, stamped by the Town Clerk on April 11, 2016
2. Development Impact Statement of Knox Trail Council, Inc. Boy Scouts of America for Property Located at 1300 Edgell Road, Framingham
3. Site Photos dated August 15, 2016 (3 photos)
4. Stormwater Management Report for Knox Trail Council, BSA Training and Service Center, prepared for Knox Trail Council, BSA, prepared by Waterman Design Associates, Inc., dated July 2016.
5. Site Plans: BSA Service Center & Knox Trail Training Center, 1300 Edgell Road, prepared for Knox Trail Council, BSA, prepared by Waterman Design Associates, Inc., dated July 15, 2016, revised on September 6, 2016 and September 19, 2016
6. Letter from Bowditch & Dewey, RE: Application of Knox Trail Council, BSA for Limited Site Plan Review under the Dover Amendment M.G.L c. 40A, sec. 3, 1300 Edgell Road, Framingham, MA, dated September 20, 2016
7. Letter from the Knox Trail Council, BSA, RE: 1300 Edgell Road, dated September 21, 2016
8. Email from Larry Greene, Subject: Knox Trail, dated September 22, 2016

The Planning Board received correspondence various Town Departments who review the project. The aforesaid correspondence is contained in the Planning Board files and is incorporated herein by reference.

1. Public Way Access Permit Checklist, Project/Address: 1300 Edgell Road, dated August 15, 2016, stamped with the Town Clerk on August 15, 2016.
2. Special Permit and Site Plan Review Checklist for Application Submittal, Project/Address: 1300 Edgell Road, dated August 15, 2016, stamped with the Town Clerk on August 15, 2016.
3. Form A – Application Cover Letter for the property at 1300 Edgell Road, Framingham, MA, stamped with the Town Clerk August 15, 2016.
4. Form B – Building Department Recognition Form, for the property located at 1300 Edgell Road, dated August 11, 2016
5. Form E – Site Plan Review Application, for the property at 1300 Edgell Road, Framingham, MA, stamped with the Town Clerk August 15, 2016.
6. Form F – Public Way Access Permit Application, for the property at 1300 Edgell Road, Framingham, MA, stamped with the Town Clerk August 15, 2016.
7. Form I – Scenic Roadway Modification Application, or the property at 1300 Edgell Road, Framingham, MA, stamped with the Town Clerk August 15, 2016.

8. Letter of comment from the Framingham Department of Public Works, RE: BSA Training and Service Center – 1300 Edgell Road, Framingham, dated September 19, 2016 received September 19, 2016
9. Letter of comment from the Conservation Commission, Subject: 1300 Edgell Road – Conservation Review, dated September 14, 2016, received September 14, 2016
10. Correspondence received from ACCELA, from the Police Department, received on August 16, 2016
11. Correspondence received from ACCELA, from the Department of Inspectional Services (Building Department), received on August 17, 2016
12. Correspondence received from ACCELA, from the Fire Department, received on September 1, 2016